



REZONING APPLICATION ANALYSIS

ZONING CASE #: **Z2014-05** **LEGISTAR #: 20140277**

LANDOWNERS: **Christina L. Bailey**
 1163 Falling Water Drive
 Marietta, GA 30080

APPLICANT: **Same**

PROPERTY ADDRESS: **759 Lowell Road**

PARCEL DESCRIPTION: **Land Lot 9, 17th District, Parcel 19**

AREA: **0.4 acres** **COUNCIL WARD: 2B**

EXISTING ZONING: **RM-12, Multi-Family Residential (12 units/ac-County)**

REQUEST: **RM-12, Multi-Family Residential (12 units/ac)**

FUTURE LAND USE MAP

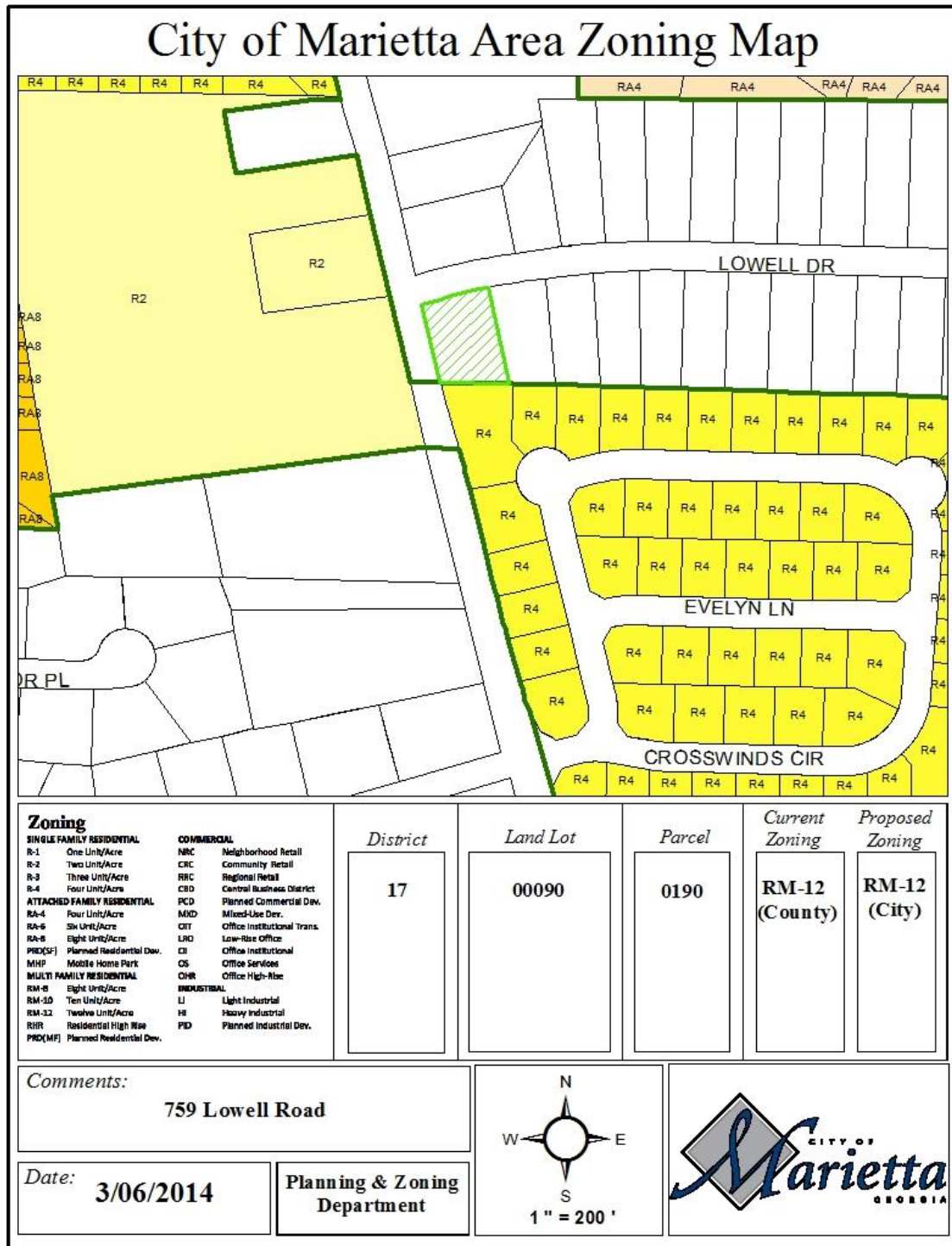
RECOMMENDATION: **Medium Density Residential**

REASON FOR REQUEST: The applicant, Christina L. Bailey, is requesting to annex a 0.4 acre parcel, and to rezone the property from RM-12 (Multi-Family Residential) in Cobb County to RM-12 (Multi-Family Residential) in the City. A single family home is located on the property; and the reason for the request is to allow the applicants grandchildren, who live at this location, the opportunity to attend Marietta City Schools.

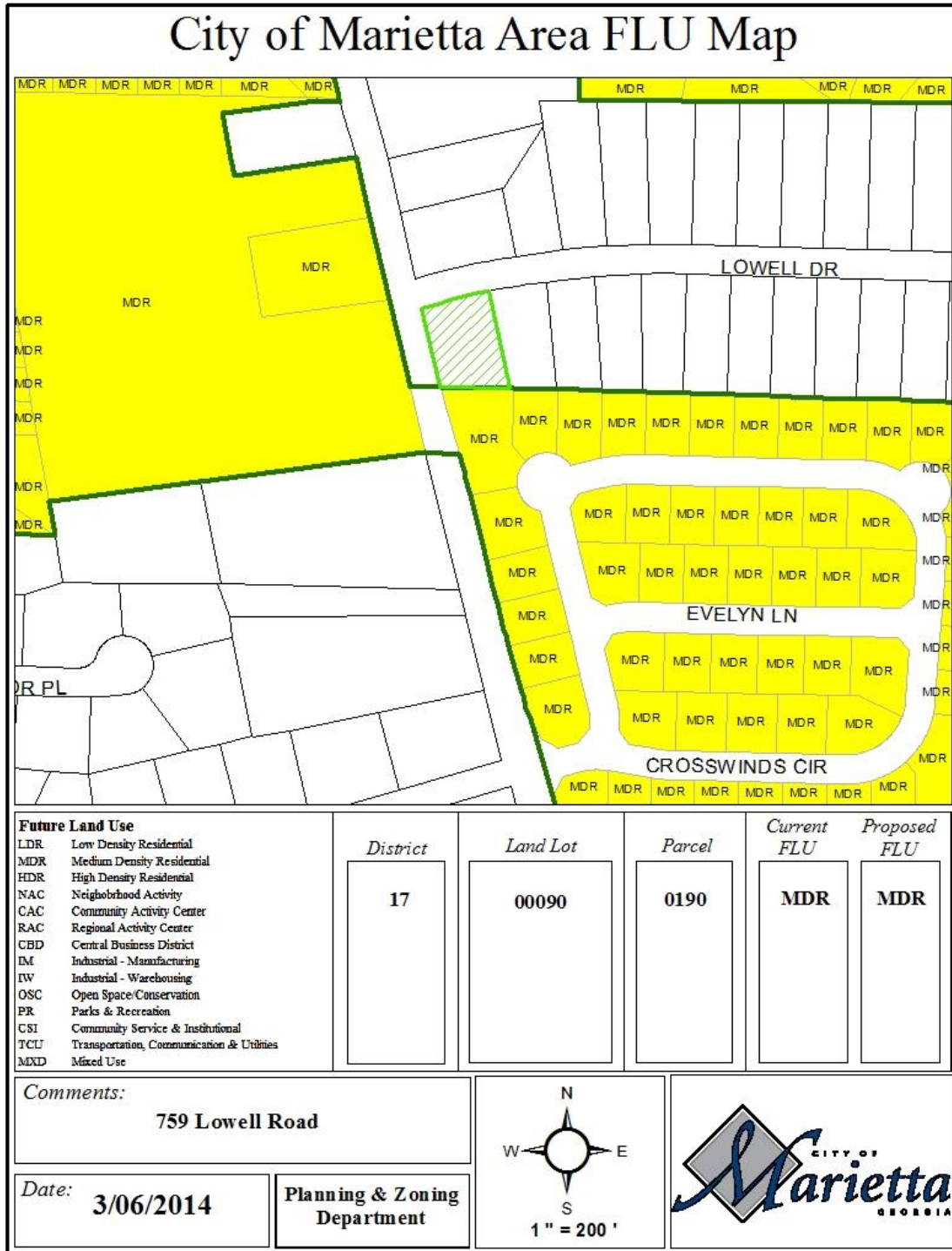
PLANNING COMMISSION HEARING: **Tuesday, April 1, 2014 - 6:00 p.m.**

CITY COUNCIL HEARING: **Wednesday, April 9, 2014 - 7:00 p.m.**

ZONING MAP



FUTURE LAND USE MAP



PICTURES OF PROPERTY



759 Lowell Road at Cunningham Road



759 Lowell Road

STAFF ANALYSIS

Location Compatibility

The applicant, Christina L. Bailey, is requesting to annex and rezone a 0.4-acre parcel, and rezone the property – located at the corner of Cunningham Road and Lowell Road, from RM-12 (Multi-Family Residential) in Cobb County to RM-12 (Multi-Family Residential) in the City of Marietta. The applicant is requesting to annex and rezone a parcel of property that contains one single family home where her daughter and granddaughters live.

Residential units with a variety of densities characterize the surrounding area. To the north on Cunningham Road is the Pointes of Marietta apartment complex zoned RM-12 (Multi-family Residential – 12units/acre), and developed at 12 units per acre. Directly adjacent and to the south is Crosswinds subdivision. It consists of 55 homes and is zoned R-4 (Single Family detached 4 units/acre) with a density of 3.7 units per acre. Also to the south of the subject property on Cunningham Road is Shannon Springs, a development of 22 quadraplex units zoned RA-8 (Single Family Attached – 8units/acre), but developed at a density of 6.4 units per acre. To the west, across the street from the proposed development, is the Hampton Chase subdivision, a development of 48 single-family detached homes zoned R-4 (Single Family Detached – 4units/acre), but with a density of 3.77 units per acre. To the east of the subject properties, is a duplex development on Bellemeade Drive zoned RA-4 (Single Family Attached – 4units/acre). Another adjacent community to the west is Westview, zoned RA-8 (Single Family Attached – 8units/acre), but developed at a density of 3.8 units per acre.

Use Potential and Impacts

The applicant intends to continue to utilize her property as a single family residence, and there will be no change to the property or the subdivision. Ms. Bailey would like to be within the city limits of Marietta so that her grandchildren can go to Marietta City Schools.

The only impact on neighboring parcels or property owners would be the additional traffic by Marietta City School buses and City of Marietta trash and recycling trucks.

Lowell Road is a cul-de-sac street with approximately 34 homes along it, and which has no access to any other street or subdivision. Some of the homes are not well-maintained. Annexing all of the properties along Lowell Drive would not be an option, as was recently done for Bellemeade Farms Subdivision, since in this case, there are three (3) other Cobb County properties to the north that would be impacted. Annexing all of the properties along Lowell Road would create an unincorporated island of those three (3) properties, should such an annexation be considered.

Even though all the properties on Lowell Road are developed as single family residences, Cobb County's Future Land Use Map designates this area as High Density Residential



(HDR). Neither the subject property, nor the subdivision is consistent with Cobb County's Future Land Use designation. Therefore, the proposed rezoning request to RM-12 in the City of Marietta is in conformity with the Cobb County Future Land Use Map.

The City of Marietta Comprehensive Plan and the Future Land Use map designate the adjacent area within the city limits as Low Density Residential (LDR) and this designation allows for no more than three (3) units per acre. Although zoned RM-12, this property is developed as a single family residence, and the current development is consistent with that designation.

While R-3 appears to be a more appropriate zoning category for this property, Cobb County may find this an objectionable category under the current land use policy agreement between the two jurisdictions.

Environmental Impacts

There is no indication of any streams, wetlands, endangered species, or topographical issues on the property. And because there is no proposed construction, there should be no environmental impacts caused by the annexation and rezoning of this property.

Economic Functionality

There is an existing home on this property, indicating the property is functional as currently zoned. In addition, the applicant's request to rezone from RM-12 in the County to RM-12 in the City does not in any way constitute a request to change the density associated with the property, only a change in jurisdiction in which it is located.

Infrastructure

The property is almost completely surrounded by other properties that are within the City limits, and will continue to be used for residential purposes and will continue utilizing the water, sewer and electric services. There will be few, if any, effects on traffic in the area, and there will be only minor impacts on the two school systems.

Lowell Road is a dead-end street with an unusually shaped cul-de-sac, and Public Works has commented that "Trash trucks will have difficulty turning around once on the street. This is applicable whether one lot or the entire subdivision annexes into the city."

City of Marietta Fire Station #54, located at 228 Chestnut Hill Road, would serve the proposed annexation area.

If annexed, this property would have City trash pick-up services, which would require both the City and the County to provide similar services on this street.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Acting Director

History of Property

Because the subject property is located, and was developed, in Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records.

ANALYSIS & CONCLUSION

The applicant, Christina L. Bailey, is requesting to annex and rezone a 0.4-acre parcel, and rezone the property – located at the corner of Cunningham Road and Lowell Road, from RM-12 (Multi-Family Residential) in Cobb County to RM-12 (Multi-Family Residential) in the City of Marietta. The applicant is requesting to annex and rezone a parcel of property that contains one single family home where her daughter and granddaughters live.

While there will be few, if any, effects on traffic in the area, Lowell Road is a dead-end street with an unusually shaped cul-de-sac. There is concern that City trash trucks will have difficulty turning around once on the street.

Lowell Road is a cul-de-sac street with approximately 34 homes along it, and which has no access to any other street or subdivision. Some of the homes are not well-maintained. Annexing the all of the properties along Lowell Drive would not be an option, as was recently done for Bellemeade Farms Subdivision, since in this case, there are three (3) other Cobb County properties to the north that would be impacted. Annexing all of the properties along Lowell Road would create an unincorporated island of those three (3) properties, should such an annexation be considered.

Even though all the properties on Lowell Road are developed as single family residences, Cobb County's Future Land Use Map designates this area as High Density Residential (HDR). Neither the subject property, nor the subdivision is consistent with Cobb County's Future Land Use designation. Therefore, the proposed rezoning request to RM-12 in the City of Marietta is in conformity with the Cobb County Future Land Use Map.

Should the property be annexed and zoned RM-12 in the City of Marietta, a stipulation should be considered to limit the use of the property to single family residential, and regulated according to the R-3, Single Family Residential category.

The City of Marietta Comprehensive Plan and the Future Land Use map designate the adjacent area within the city limits as Low Density Residential (LDR) and this designation allows for no more than three (3) units per acre. Although zoned RM-12, this property is developed as a single family residence, and the current development is consistent with that designation.

Prepared by: _____

Approved by: _____



DATA APPENDIX

COBB COUNTY - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of the water line?	8-inch
Capacity of the water line?	---
Approximate water usage by proposed use?	400 gpd/unit

COBB COUNTY - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	---
Size of the sewer line?	8-inch
Capacity of the sewer line?	
Estimated waste generated by proposed development?	A.D.F 400 gpd / unit
Treatment Plant Name?	Peak South Cobb
Treatment Plant Capacity?	40 MGD
Future Plant Availability?	40 MGD

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	No
What percentage of the property is in a floodplain?	N/A
What is the drainage basin for the property?	Olley Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are the storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Lowell Road Cunningham Road
What is the classification of the road?	Lowell Road: Local Cunningham Road: Collector
What is the traffic count for the road?	---
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	---

Lowell Road is a stub-end street with no cul-de-sac. Trash trucks will have difficulty once on the street to turn around. This is applicable whether one lot or the entire subdivision annexes into the city.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?

Station 54 – 228 Chestnut Hill Road

Distance of the nearest station?

1.5 miles

Most likely station for 1st response?

Station 54

Service burdens at the nearest city fire station (under, at, or above capacity)?

N/A

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site?

Yes _____

No X

If not, can this site be served?

Yes _____

No X

What special conditions would be involved in serving this site?

Additional comments: